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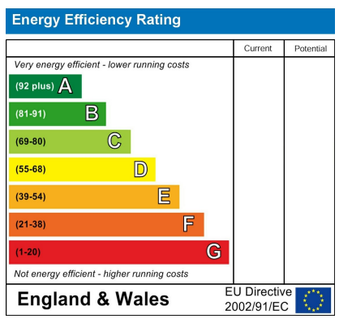
Total area: approx. 140.8 sq. metres (1515.5 sq. feet)











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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London Road, Blackburn, BB1 7NA

Offers Over £210,000

SPACIOUS FOUR BEDROOM MID TERRACE HOME

Nestled on London Road in Blackburn, this charming mid-terrace house presents an excellent opportunity for families seeking a spacious and inviting home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern living.

Upon entering, you will find two generous living areas that provide ample space for relaxation and entertainment. The large kitchen is perfect for family meals and gatherings, offering a practical layout that is both functional and welcoming. The first floor features two double bedrooms, complemented by a three-piece bathroom, ensuring comfort and convenience for all residents.

Venturing to the second floor, you will discover two additional bright and airy bedrooms, each designed to create a peaceful retreat. A shower room on this level adds to the practicality of the home, making it ideal for busy family life.

The property is presented in neutral decor, allowing you to easily personalise the space to your taste. With both front and rear yards, there is outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

Situated close to local amenities, this home offers the perfect blend of comfort and convenience. Whether you are looking for a family home or a property with potential, this spacious house is ready to move into and awaits your personal touch. Don't miss the chance to make this delightful property your own.

London Road, Blackburn, BB1 7NA

Offers Over £210,000

4 2 2

- Enviable End Terraced Property
- Two Bathrooms
- Tenure Leasehold
- Council Tax Band A
- Four Spacious Bedrooms
- Two Living Areas
- On Street Parking
- Neutral Finish
- Perfect Family Home
- EPC Rating TBC

Ground Floor

Entrance
UPVC frosted door to the entrance vestibule.

Vestibule
5'3 x 3'5 (1.60m x 1.04m)

PVC panelling to the ceiling, spotlights, tiled elevations, door to the hallway.

Hallway
11'9 x 5'3 (3.58m x 1.60m)

Central heating radiator, coving, smoke alarm, under staircase storage cupboard, wood effect laminate flooring doors to two reception rooms, staircase to the first floor.

Reception Room One
12'10 x 11'4 (3.91m x 3.45m)

UPVC double glazed window, central heating radiator, electric living flame fire, coving, ceiling rose, wood effect laminate flooring.

Reception Room Two
18'4 x 13'2 (5.59m x 4.01m)

Central heating radiator, coving, double doors to the kitchen.

Kitchen
16'9 x 11'1 (5.11m x 3.38m)

UPVC double glazed window, chrome heated towel rail, a range of high glossed wood effect wall and base unit, granite effect surface, stainless steel sink and drainer with mixer tap, integrated oven with a five ring gas hob and extractor hood, space for an American style fridge freezer, plumbing for a washing machine, tiled elevations, wood effect lino flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing
17'5 x 5'8 (5.31m x 1.73m)

UPVC double glazed window, smoke alarm, doors to two bedrooms, bathroom and staircase to the second floor.

Bedroom One
13'4 x 12'2 (4.06m x 3.71m)

UPVC double glazed window, central heating radiator, storage cupboard,

Bedroom Two
12'1 x 11'4 (3.68m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bathroom
7'11 x 5'7 (2.41m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, P shaped panelled bath with mixer tap and electric over head shower, PVC panelling to the ceiling, tiled elevations, tiled flooring.

Second Floor

Landing
12'3 x 6'3 (3.73m x 1.91m)

Doors to two bedrooms and shower room.

Bedroom Three
11'8 x 10'9 (3.56m x 3.28m)

UPVC double glazed window, central heating radiator.

Bedroom Four
17'5 x 9 (5.31m x 2.74m)

Velux window, central heating radiator, eaves storage.

Shower Room
6'4 x 5'9 (1.93m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, extractor fan, tiled elevations, tiled flooring.

External

Rear
Enclosed paved yard with steps.

Front
Paving and shrubs.










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